

BUILDING SURVEY REPORT AND REPAIR STATEMENT

SILVERHILL FARM AND BARN ROCHDALE



Dated Feb 2022

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1.0 INTRODUCTION

1.01 Instructions

The purpose of the Building Condition Survey is to make general observations of the state of repair and the quality of the structure and to provide details of how this is to be repaired.

The scope of this survey is limited to the Farmhouse and Barn only.

It is accepted that this report will be used to support an application for Listed Building Consent for repairs to both buildings including conversion of the house into 2no residential units and conversion of the barn into 2no residential units.

Due to the precarious condition of the building, it should be noted that many areas were inaccessible due to fear of collapse.

1.02 Property Address

Silverhill Farmhouse and Barn
Lower Lane
Rochdale

1.03 Client

Barratt and David Wilson Homes Northwest
303 Bridgewater Place
Birchwood Park
Warrington
WA3 6XF

1.04 Surveyor

Inspected by Kevin M Neary Dip Surv, C. Build E FCABE, AssocRICS.

1.05 Date of inspection

Date of Inspection: 19th October 2021,

1.06 Weather

During the inspection the weather was Dull with spells of heavy rain

1.07 Tenure and Occupation

The property was unoccupied at the time of inspection.

1.08 Orientation

All directions are given as if facing the front of the property from the outside looking towards the rear, unless otherwise indicated. The front elevation is taken as that which overlooks the overgrown garden areas to the front of the property meaning the farmyard is located to the rear.

2.0 GENERAL DESCRIPTION

2.01 Description of property and brief construction details

This description should be read in conjunction with the existing plans.

2.01.1 Farmhouse

The Farmhouse is a late 18th century Yeoman's House. The detached property is built of local stone, constructed over the four storeys with walls of relatively uniform cropped sandstone which is laid on some elevations in water shot coursing, which is where the top of the stone is tilted slightly forward to allow water to run-off.

The roof is pitched and slated.

It is evident that the building has been extended to the right-hand side where the property extends further out along the rear.

There are stone reveals, lintels and sills around windows and doors. Some of the stone has a tooled face and some of the faces are riven.

It is evident that the property had been split into two dwellings and a dividing line can be seen on the OS map dated 1910. The left hand side of the building was accessed from the road via some stone steps which have been placed in front of an original basement window indicating they are contemporary to the original building.

The property is Grade II listed and the description below is included within Historic England listed buildings register.

2.01.2 Barn

There is a detached stone barn to the right of the Farmhouse.

This is a stone built detached multifunctional barn which is constructed over two storeys. The walls appear to be of a different stone to the main farmhouse, however, appears to be laid in water shot coursing.

There are large semi-circular arched threshing door openings in both the front and rear elevations which are formed with ashlar stone detailing.

The roofs are pitched and slated with what appears to be a larger slate than the Farmhouse.

The condition of the building is poor, the left-hand gable is close to collapse and there is a serious inward bulge at high level.

There was limited access to the inside of the building for fear of collapse.

There are some low level single storey brick buildings with slated roofs which link the house and barn together and extend further to the right hand side. These buildings are not part of this repair and conversion project and will be demolished.

2.01.3 Attached Outbuildings

There are attached single storey brick outbuildings to both the farmhouse and barn, these are of a later construction and are outside the scope of this inspection.

Details

Date of Listing – 24th January 1967

SD 91 SW MILNROW LOWER LANE (east side)

3/94 Silver Hill 24/1/67 Farmhouse

- II Farmhouse. "Charles and Esther Beswick, 24th August 1789" on inscribed stone above door. Hammer-dressed stone in narrow courses and slate roof. 3 bays and 2 storeys (plus basement). Step approach to door with overlight and square-cut stone surround between bays 1 and 2. Bays 1 and 2 have rectangular ground floor windows and 3-light flat-faced mullion first floor window (the central light being larger than the outer lights). Bay 3 was added slightly later the windows following the pattern of the other first floor windows. Plain eaves gutter brackets and ridge and gable chimney stacks.

Listing NGR: SD9115311291

Under Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 any object or structure fixed to the building or within the curtilage of the building, which forms part of the land and has done so since before 1 July 1948, is protected as part of the listed building.

General condition

Overall, the properties are in a dangerous condition.

The properties have been unoccupied for approximately 20 -30 years, the site has been protected by security however some vandalism has been evident.

2.02 Approximate Age

It is believed the original stone farmhouse building was constructed during in 1789. The barn would appear to be from a similar period.

The brick outbuildings appear to be from the early 1900s.

2.03 Location

The property is located to the east side of Lower Lane where the farmhouse is located right on the road. The front elevation of the farmhouse and barn faces roughly south.

The barn is located to the east of the Farmhouse.

There is a farm courtyard with later agricultural buildings to the rear and gardens to the front which are now overgrown.

2.04 Accommodation

The accommodation briefly comprises: -

2.04.1 Farmhouse

To be read in conjunction with Storah Architecture Drawing, Existing House Plans No 21-088-011 A

Left-hand section

Ground Floor

Entrance via stone steps from Lower Lane

G.04 into the vestibule porch and front living room

G. 05 Kitchen to rear room with stairs to 1st floor (right hand section).

First Floor

F.04 Landing area and bathroom to rear section (original stud walls have been removed so it is difficult to determine original layout)

There was an historic ladder opening in the ceiling for access to the loft space which may have which would have provided two rooms above.

F.03 Front bedroom.

Right-hand section

B1 Basement

This extends under the left-hand section however is accessed via a staircase from the ground floor of the right hand section.

This has both front and rear sections.

Ground floor

G.01 Small single story brick porch to right-hand wall of the kitchen.

G.02 Dining room (assumed) to front right.

G.03 Access via the main door and the front elevation into the main formal living room. Small, glazed timber vestibule between door and living room.

G.06 Access to rear hallway and stairs with doors to basement on left and to kitchen area on right

G.07 Kitchen area to rear right

First Floor

F.05 Landing Area to rear above hall

F.02 Main bedroom on front elevation

F.01 Front bedroom to right hand section

F.06 Small hallway between bathroom and rear bedroom

F.07 Bedroom to rear elevation

F.08 Bathroom

Roof Space

- R1 Roof space over left hand section
- R2 Roof space over middle section
- R3 Roof space over right hand section

2.04.2 Barn

The Barn appears to have been originally a multifunctional barn consisting of a large double height space with large semi-circular headed threshing doors to front and rear elevations.

There is a later animal holding area (shippen) to right-hand section of ground floor formed by construction of a single storey brick wall with timber loft above the storage.

There is evidence of an older timber loft construction to the front right hand wall which has been removed.

Single storey brick cattle sheds to right hand wing

Smaller single storey outbuilding to front left section

3.0 EXTERIOR CONSTRUCTION AND CONDITION

3.01 Chimney Stacks, Flashings and Flues

Due to the topography of the site, it was difficult to view the condition of the chimneys.

3.01.1 Farmhouse

There are three chimneys to the roof of the farmhouse.

The chimney to the left-hand gable is of a stone construction. The chimneys to the middle and right hand gable are of a brick construction. It is likely that the brick chimneys may have been originally stone however due to problems these have been rebuilt.



Photo Stone Chimney with weathering course to left gable.



Photo Brick chimneys to farmhouse

The stone chimney appears to have no pots. There are two pots each to the brick chimneys.

The flaunchings to all three chimneys appears to be poor and will require replacement which will include re-bedding of the pots.

It is evident from within the roof space that the brick chimneys have been rebuilt from at least first floor ceiling level as there is a different brick used which matches the single story porch and cowshed buildings. It is possible that this was done around 1900s.

The original stone chimney has a different earlier brick below the stone, however, there is concern regarding the condition of this within the roof space as there is cracking within the chimney brickwork and the angle created by the brick corbelling is too slow and this appears close to collapse. This requires support and repair.

Along the right-hand (East gable) there is a serious bulge around the flue of the chimney within the gable wall. It is evident that the external leaf of stone has become detached from the internal leaf, and this has now formed a significant bulge which has been restrained by tie plates within the gable. The cause of this may have been sulphate attack from the chimney which has caused volume expansion of the mortar and started the bowing of the external brickwork. It should be noted that the masonry thickness on the outside of the chimney is always a single skin and therefore is considerably weaker than the other sections of the wall which will be double skinned.

3.01.2 Barn

There are no chimneys to the barn.

3.02 Roof and Valleys

Due to the topography the site it was impossible to view the areas of the roofs on the front elevations. Access to view the rear elevations were limited due to the buildings within the farmyard which blocked the views.

3.02.1 Farmhouse

The roof is of a pitched construction and overlaid with a thick gauge purple slate (possibly welsh) which have been laid in diminishing courses.

The ridges are a standard Victorian blue clay capped ridge.



Photo. Diminishing coursed slate roof to farmhouse

At the verges the slates extend over the face of the stonework the infill verge detail is untidy and has been done using a hard cementitious mortar. This has become loose in places and will require complete renewal.

Observations internally indicated that the slates have been fixed with copper nails into timber battens and there is no under felt to any sections of the roof.

The ridges are a Victorian blue clay capped ridge.

There are several slipped slates noted of the surface of the roof which could be viewed.

3.02.2 Barn

The roof over the barn is of a pitched construction and overlaid with a thick gauge purple slate (possibly welsh) the slate is slightly larger than the slate to the farmhouse and has been laid in

diminishing courses.

The ridges are a blue clay capped ridge.



Photo. diminishing coursed slate roof over barn

At the verges the slates extend over the face of the stonework the infill verge detail is untidy and has been done using a hard cementitious mortar. This has become loose in places and will require complete renewal.



Photo. Loose cement verge pointing

Unlike the farmhouse there is a bitumen impregnated under slaters felt present beneath the slates which indicates that this may have been reroofed during the last century.

There are several slipped slates noted.

3.02.2 Outbuildings

The roofs to the outbuildings are pitched and slated. The roof over the cowshed to the East elevation of the barn has been slated with an excellent quality wash 20 x 12" blue slate which should be salvaged for reuse.



3.03 **Roof Void**

3.03.1 Farmhouse

The roof void to the farmhouse was split into two sections as the original gable wall to the building extends up into the loft space along the right-hand side where the building was extended.

The roof void to the left-hand side was accessed from the left-hand side rear bedroom however extends into the middle section above the right-hand dwelling.

Left-hand side and middle section R 1 and R2

Access was gained via a trap within the ceiling of the rear left room F.04.

The roof extends over the left-hand side and then the middle section of the right-hand side via an opening within a stone spine wall.

The roof is pitched and is of a cut timber construction.

The roof is supported on an original oak log ridge which is the only remaining section of what is considered to be the original roof structure and then a later softwood 350 x 125mm purlin at mid span of each roof slope. There were signs of common furniture beetle emergence holes from the sapwood sections of the timber.



Photo. Newer brick chimney to Space R2, log ridge, which is original roof structure, note old plaster to walls

The rafters are 75 x 100mm in section and are fixed at 500mm centres which is slightly wider than normal which is 400mm.

The feet of the rafters sit directly onto the stone external walls where they are packed on small sections of stone. There is no evidence of any head fixing or wall plate to the external walls.

The ceiling joists which enter the front and rear walls are located approximately 400 mm lower than the intersection of the rafters and therefore there is limited triangulation of the roof structure.



Photo. Rafters sit direct on wall head with no fixing down

The ceiling construction would appear to be original older joists which are dovetailed into ceiling beams which are located and down stand into the rooms below.

There are nails to the tops of the joists which indicate that the lofts were originally floor boarded and this space may have been used for weaving. This could also be confirmed by remains of old lime and horsehair plaster on the walls.

There is evidence of a large ceiling trap opening to the left-hand section of the ceiling joists which would have supported a timber stair and provide better access into this area.



Photo. Old ceiling trap in location of hangers above room F.04

There is concern regarding the stability of the left-hand chimney within the external gable wall and further support is required.



Photo. Crack at base of chimney the angle of build is too steep and urgent support is required, Roof space R1

There is a window opening within the west gable which has been blocked up with stone and brick.



Photo. Old window infilled with masonry.

There is cracking around the lintel above the doorway which provides access into the middle roof area and some rebuilding works are required to make this secure.



Photo. Crack around lintel to opening between roof spaces R1 and R2

Right-hand side R3

Access to the roof space over the right-hand section is via a ceiling trap within the bathroom F.08.

The roof is a cut roof and consists of softwood ridge and purlins of 350 x 125mm timber. On the rear slope there are two purlins as the extension section extends further back.

The rafters are 75 x 100mm in section and are fixed at 500mm centres which is slightly wider than normal which is 400mm.



Photo. Slate fixings no underfelt. See original parging which has mostly fallen away.

The feet of the rafters sit directly onto the stone external walls where they are packed on small sections of stone. There is no evidence of any head fixing or wall plate to the external walls.

The ceiling joists which enter the front and rear walls are located approximately 600 mm lower than the intersection of the rafters and therefore there is limited triangulation of the roof structure.

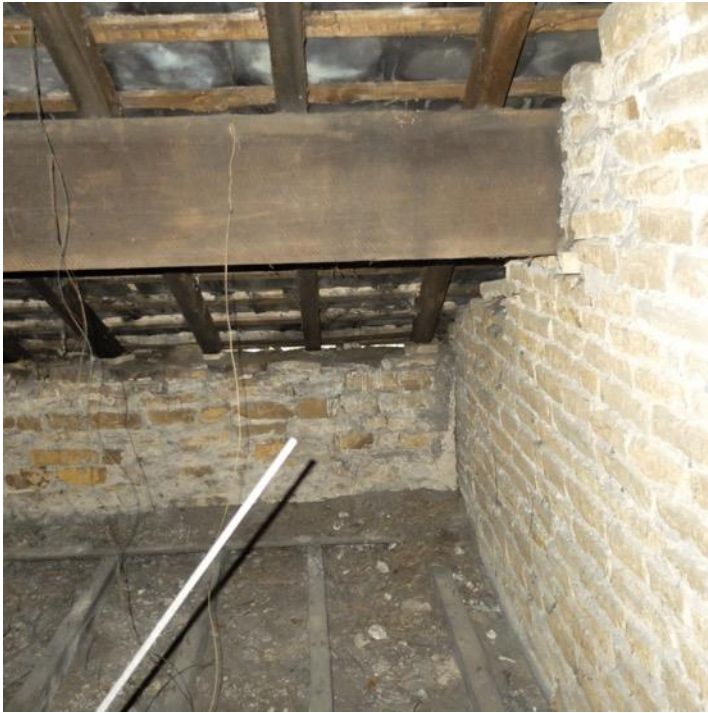


Photo. Rafters sit on wall head no fixing.

The ceiling construction would appear to be softwood joists which are dovetailed into ceiling beams which are located and down stand into the rooms below.

There are nails to the tops of the joists which indicate that the lofts were originally floor boarded and this space may have been used for weaving. This could also be confirmed by remains of old lime and horsehair plaster on the walls.



Photo. Ceiling joists with old nails indicating floor boarding.

On the right and gable wall there are tie plates on the gable. However, the internal leaf of masonry appears relatively plumb.



Photo. Tie plates and bulge in outer leaf behind this section.

There is a blocked up window to the rear section of the gable.



Photo. Infilled window to east gable.

3.03.2 Barn

The roof structure of the barn can be viewed from the underside as this is an open construction. The roof is supported on 3 no queen post trusses. These are of a softwood construction and appear to be late Victorian. The trusses support 2 no purlins per slope which appear to be approximately 350 x 125mm in size which is similar to the purlins within the main farmhouse. The purlins are positioned so that the top chord is level with the top chord of the principal rafter which is unusual as the purlins normally sit above the truss. This may have been an oversight by the carpenters to prevent having to build up the walls, it is assumed the original oak construction would have been slenderer than the softwood replacement.



Photo. Queen post roof structure of barn (considered 1900s)

The rafters would appear to be 75 x 100mm and are positioned at the slightly wider 500mm centres which is similar to the roof construction within the farmhouse.

It is considered that this roof structure may have been replaced at the same time as roof alterations to the main farmhouse.

There was evidence of some leaks and staining due to water ingress to the ends of the larger timbers which enter the walls and further investigation would be required.

Unlike the roof to the farmhouse the rafters appear to be overlaid with a 1F bitumen impregnated felt system indicating that reroofing works have been undertaken to the barn. There were many holes within the felt indicating that this material was old.

A full assessment of the roof timbers would be required to determine which sections would be salvageable and could be repaired and reincorporated into the conversion. This exercise cannot be undertaken until the external wall structure and roof support is made safe.

3.04 **Rainwater Goods**

The rainwater goods to both the farmhouse and the barn would appear to be replacement timber gutters which are lined with bitumen paint to the inside face and cast iron downpipes. These are currently in a poor condition; they are both blocked and leaking and are extensively decayed.

Originally it is considered that the gutters at the time of construction will have been cast iron.

The timber rainwater goods are fixed to the masonry walls using metal brackets. The corrosion of the fixings embedded within the stone and brickwork may be contributory to some of the movement of the masonry at eaves level.

The downpipes from the gutters are cast-iron and corrosion and damage is evident.

There was a small cast-iron hopper noted on the farmhouse elevation which will be salvaged or replaced like for like.

It is likely that down spouts discharge water directly onto the ground. It is not expected to find any rainwater gulleys or a drainage system which would remove water away from the building and this may be contributory to the standing water within the basement of the farmhouse.

3.05 External Walls and Elevations

3.05.1 Foundations

The main walls were inspected from ground level only and the foundations have not been exposed for examination. Therefore, conclusions have been drawn from the surface evidence available at the time of the inspection.

The external ground around the buildings rises from left to right, the basement to the farmhouse is located on the left side of the property which has the lower external ground levels.

In the barn the internal ground levels rise also from left to right with the slope of the external ground. Also, there may be some harder ground material close to the surface which was considered too difficult to remove.

Ground investigation will be required to determine the condition and depth of the existing foundations to both buildings.

The foundation to the front section of the single storey brick building to the right of the barn appears to be rotating at the base, indicating they may be shallower than that of the barn.

3.05.2 Walls General

The general principle in relation to the use of mortar with porous historic building materials is that the mortar and render should act as a valve and aid the escape of residual moisture when the masonry structure gets wet. Hard cementitious mortars when used, serve to trap residual moisture within the masonry structure and accelerate frost damage and decay during the winter freeze and thaw cycles.

Over the last 100 years there has been a general misconception that the harder the mortar or render, the more waterproof it becomes and will prevent dampness entering walls. This concept has resulted in irreparable damage and loss of historic fabric to a great many listed buildings.

Over window and door openings the outer leaf of masonry above would appear to be supported off stone. There may also be timber lintels which support the inside leaf of stone and rubble infill. With this type of construction, a cavity tray (an impervious tray which directs water which has entered the wall structure and rubble infill to the outside face) which would be required in modern construction will have not been fitted and is not unusual for water penetration to take place to the soffit and reveals of windows and door openings during prolonged periods of heavy rain and strong driving winds.

Farmhouse

The walls to the farmhouse would appear to consist of two leaves of local stone. The outside face of the stone has been cropped and some sections appear to have been laid in water shot coursing where the horizontal surface of the stone is tilted forward to allow water to run-off.

Around some openings and doorways there is evidence that brickwork has been used to form the

square openings on the inner leaf. Externally openings have been formed with local stone which is both dressed and riven. The thickness of the walls is approximately 450 to 500mm, however internally some of the walls have been lined with chipboard and other contemporary materials and appear thicker.

There are many locations where windows and doors have been blocked up.

There is lots of cracking on all elevations and previous strapping repairs, pointing repairs, and crack tell tales have been installed to monitor and resist the movement which has been occurring.

The cracking and movement follows the least line of resistance. The coursed stonework is very short in length and the distance between perpendicular joints is sometimes approximately 50 to 75 mm in places which provides a very limited bond between the stone courses. The cracks appear to have followed the lines where there is limited bond between coursing.

The following comments could be made:

Front elevation

The elevation has been repointed in hard sand and cement materials.

There is a diagonal crack within the mortar joints of stonework which extends from the top of the first floor left hand window down to the living room window below.

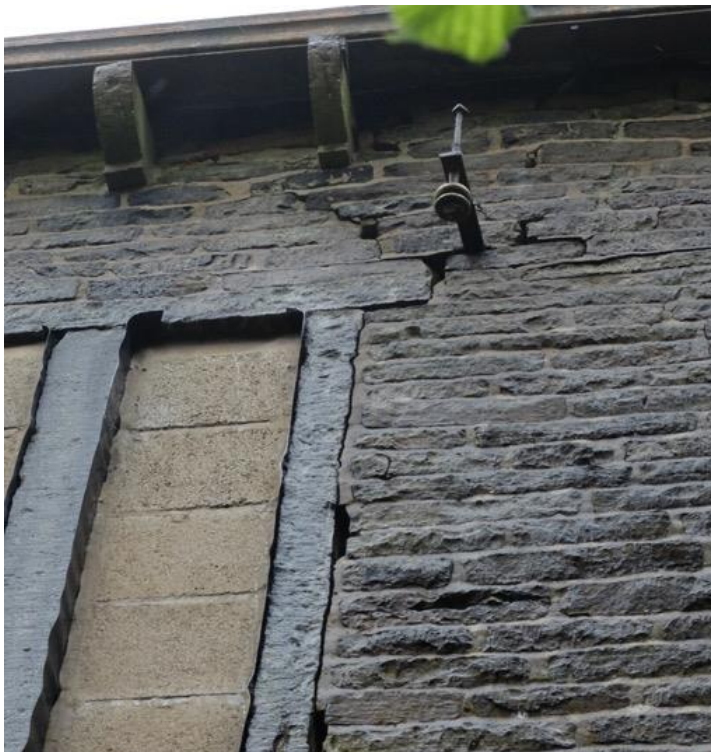


Photo. Crack from roof along vertical stone reveal to window.

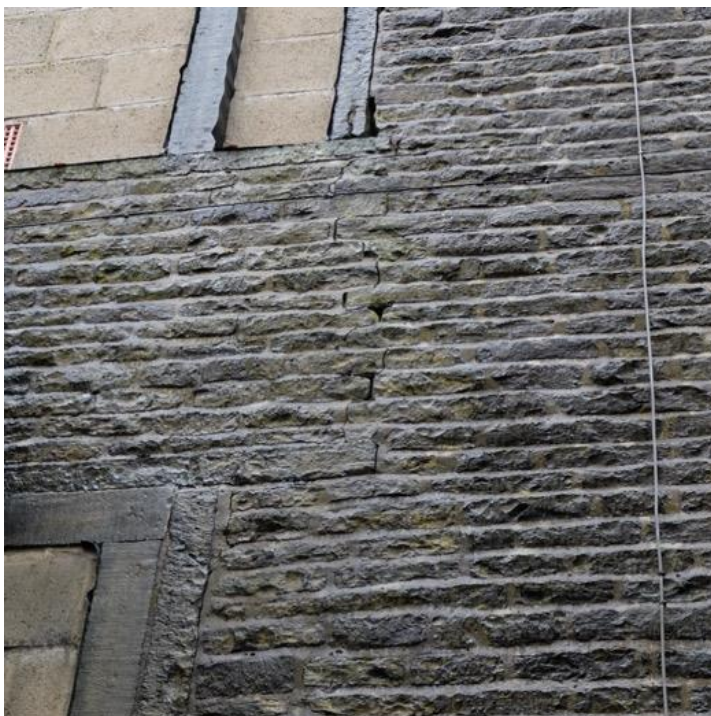


Photo. Crack extends from first floor to ground floor window.

At basement level there are metal bars within the window openings between the stone head and cill and this may have caused rusting and damage to the stone. Further investigation is required.



Photo. Bars to basement window concern regarding corrosion

Along the vertical joint between the existing building and the extension there is bowing to the extension wall which now projects out at the centre.

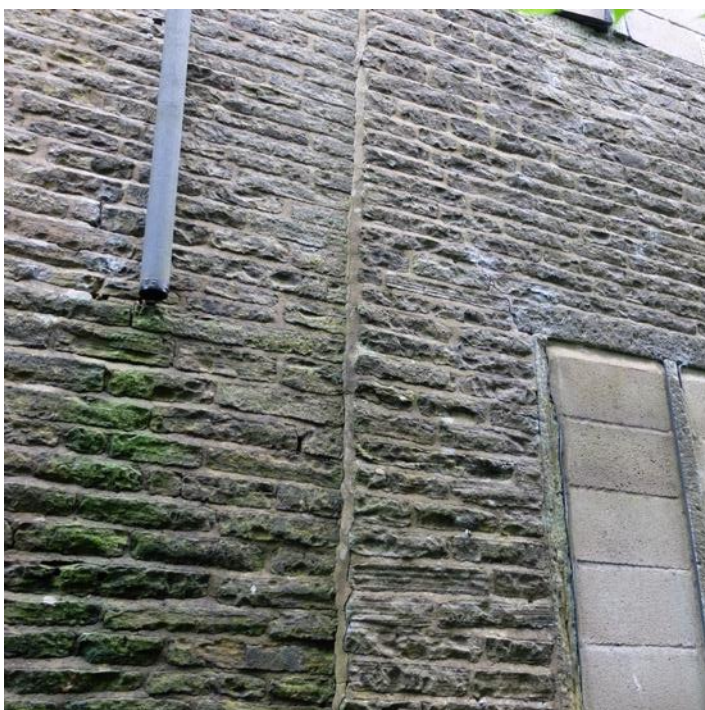


Photo. Outward bowing to extension wall at chamber level.

There is diagonal cracking from the ground floor head of the middle window to the vertical joint with the extension.

There is diagonal cracking from the top left corner of the ground floor extension window which travels upwards.



Photo. Diagonal crack above ground floor window to extension

There is a vertical crack which follows the lines of perpendicular joints in the stone and extends from the roof at the top right corner of the first floor extension window down to the right side of the ground floor window and then to ground.



Photo. Corner strapping



Photo. Diagonal cracking towards front right corner

Corner ties have been added to the upper corner to restrict movement between the front elevation and the right-hand gable.

The ashlar stone steps to the front door have moved and will require repair and rebedding.



Photo. Stone steps to front door require repair.

Right-hand elevation

This is the gable of the extension. There has been extensively repointing using sand and cement materials.

Generally, it is considered that the walling stone used on this elevation is of a more inferior quality than that used on the feature front elevation.

Corner ties have been added to the upper corner to restrict movement between the gable and front elevation.

There is a large area of bowing to the gable which extends from the front top corner down to the first floor, floor level and then backup to the underside of the chimney. This is indicative of movement of the outer leaf of stone and may have been caused initially by sulphate attack within the chimney stack which will have caused the volume expansion of the mortar. Horizontal cross ties have been added in the past to try and restrain this movement however rebuilding of the outer leaf is required which would have to incorporate some horizontal ties to tie the two leaves of masonry together.



Photo. Bowed section of gable around flue to chimney.

At low level the stonework to the back of the chimney flue is very badly corroded which is indicative of sulphate attack. Some of the stones are corroded to the extent where they will require replacement and cannot be dressed back cosmetically.



Photo. Corroded and frost damaged stone beyond repair.

There is diagonal cracking from the front sill area of the first floor bathroom window.

There is diagonal cracking from the head of the kitchen window back up to the bathroom window at first floor.

The stone sill to the blocked up ground floor kitchen window is broken.



Photo. Cracking between ground and first floor windows.

Corner ties have been added to the upper rear corner to restrict movement between the gable and rear elevation of the outrigger.



Photo. Frost damaged and eroded stone.

There is an area of badly eroded stone between the ground floor kitchen window and the first floor bathroom window. Some of the stones are corroded to the extent where they will require replacement and could not be dressed back cosmetically.

Rear elevation

Outrigger section

The elevation appears to have been repointed in a hard sand and cement material.

A crack is evident along the vertical joint which has been formed by the blocking up of the door towards the right (east) corner. There is a further blocked up window at first floor level.



Photo. Crack along vertical joints between wall and infill.

Corner ties been added to the upper corners to both sides of the outrigger to restrict movement between walls.



Photo. Corner straps to high level.

There is a vertical crack which extends from the ground up to the west corner of the outrigger at first floor, floor level.

There is badly corroded stone walling at ground level along the length of the elevation.

There is bowing to the corner where there is some outward movement which appears to have been

caused due to a lack of lateral restraint at the west corner where within the west wall there is a first floor window. The window opening creates a lack of bond within the main house wall to resist the movement of the roof pushing on the outer leaf.



Photo. Eroded stonework to corner in location of downspout, foundation investigation required



Photo. Corner steps to upper corner

Rear elevation main farmhouse

This elevation appears to have been repointed in a hard sand and cement material.

There is evidence of windows which have been blocked up on the rear elevation.



Photo. Infilled windows to rear elevation.

There is a vertical crack which extends from ground floor to the roof which follows the lease line of resistance within the perp joints of the stone this is approximately 600 mm from the west corner.

Large restraint straps have been added to the west corner to restrict movement.



Photo. Corner strapping

Left hand elevation

Outrigger

There is a large area of corroded stone to the face of the wall from ground up to the first floor window.



Photo. Eroded stone

There is outward movement towards the rear elevation at the blocked up first floor window.

Corner straps have been used to restrict movement with the rear elevation of the outrigger.



Photo. Outward bowing of wall caused by position of window opening.

Main left-hand elevation

This elevation appears to have been repointed in a hard sand and cement material.

There are approximately 7 areas of cracking which appear to have been patch repointed.



Photo. Full view of gable which overlooks road

There are old crack indicators evident and large angle straps to the rear corner at high level.

The cause of this movement would have to be investigated further.

The mortar used for the repair is the wrong colour and appears to not contain sufficient aggregate to prevent future shrinkage and failure. With stonework of this type, it is necessary to use larger particles of aggregate which prevent excessive shrinkage in-service.



Photo. Previous repairs and bowing of masonry below chimney

At the high level gable, the area of walling below the chimney appears to lean inwards creating an inward belly within the wall which may have been caused by expansion of the mortar due to sulphate attack around the flue.

There is considerable corrosion and damage to the walling stone in the location of the chimney flue. The corrosion and damage to the extent where replacement stones would be required.

The stone steps to the side door are badly corroded and will require some rebuilding.



Photo. Later stone steps to gable door will require rebuilding

Porch

There is a small brick porch which is located on the right-hand gable. This is constructed in redbrick and black ash mortar and appears to have been constructed around the 1900s which is the same time as the other outbuildings on site.



Photo. Brick porch, poor quality

Barn

The walls to the barn consist of two leaves of stone to a thickness of approximately 450 mm. The type and appearance of the stone appears different to that used for the farmhouse.

The stones are laid in water shot coursing which means that the horizontal bed is tilted slightly forward to create water run-off.

The openings to the threshing doors on both the front and rear elevations have been formed with dressed in stone reveals and arch stones which create a semi-circular curved head.

The other doors and windows have been formed with stone heads and the sills but coursed stone vertical reveals.

The following comments could be made:

Front elevation

There are areas on the front elevation where leaks from the gutters have promoted the washing out of mortar from the walling stones.



Photo. Mortar was away by leaks

There is some loose stone located to the front left corner at low level.



Photo. Loose brickwork at ground level

Within the threshing barn door reveals the metal gudgeon hinges which support the doors have corroded and there is concern that this could cause cracking.

Along the right corner there is a door opening which is very close to the gable wall and there has been significant outward movement in this location. The external corner has been formed with large pieces of ashlar stone which are less stable than normal coursed walling.

The stone lintel above the window is cracked and there is loose stone above.

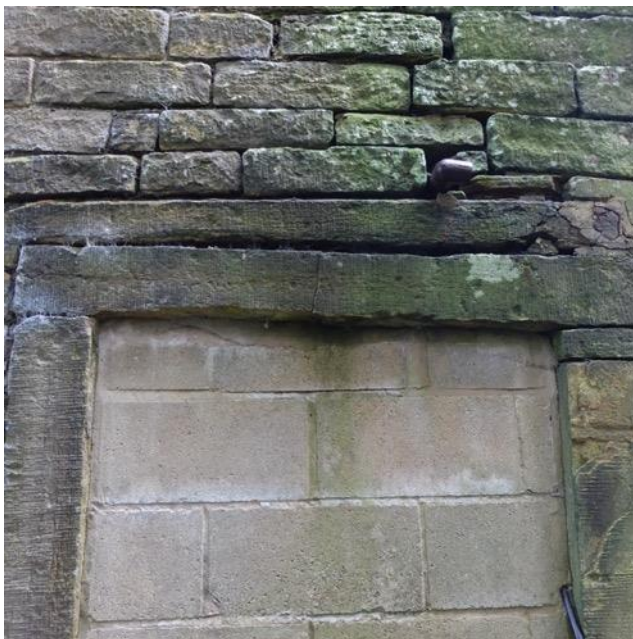


Photo. Crack to lintel and movement of masonry above

There are corner ties located to the front left corner with the left-hand gable.

Right-hand gable

Externally a section of the gable is masked by the brick cowshed building, however some observations where possible from the inside of the cowshed.

Along the front section of the right-hand gable there is an opening into the barn. This opening coincides with the opening in the front elevation the barn meaning there is only a very small pillar of stone which supports the corner of the barn. There is considerable outward movement in this area and this movement appears to extend up to roof level. The gap which has opened is approximately 50 to 75 mm in places and urgent support and restraint is required in this location.



Photo. Movement extends up to roof level

It is considered that the outward movement of the brick front elevation of the single storey building which abuts the front right-hand corner of the barn will have contributed to the movement and cracking to the front right-hand corner of the stone barn. The structural condition of this single storey building is very poor, and failure of the roof has contributed to the movement of the brick walls.



Photo. Collapse of roof structure to single storey building abutting barn



Photo. Movement above doorway which extends up to roof (photo above) outward movement of brick walls

At low level when viewed from the cowshed the wall has been tanked using a hard cementitious render system to support framing activities. When the cowshed is removed, and the full gable is exposed the cementitious render will be difficult to remove without causing serious damage to the face of the stones at low level.



Photo. Tanking to external barn wall will be difficult to remove.

At high level the front slope of the gable wall appears to lean inwards and requires rebuilding.

On the rear corner with the rear elevation clay brick has been used to repair a hole which may have been an old metal flue for a heater. The brick does not bond well with the stone and creates a weak point.

Large stones laid vertically have been used on the rear corner. This may have been a striking or hinge point for an old gate to the farmyard the large stones have no bond with the masonry which abuts this and creates a weak point in the construction.



Photo. Old bricked up flue and corner strapping

Corner straps have been added to the rear corner to restrict movement between the gable and the rear elevation.

Rear elevation

The stone reveals at low level which form the threshing door appear to have been repacked at the base. It is possible that the action of the large doors has caused these to become loose and these have had to be repacked. It is considered that these will need removal and re-bedding incorporating horizontal tie system with the masonry walls.



Photo. Repacking of threshing door reveals

There is a small diagonal crack above and to the west of the threshing barn doors.

The stone lintel over the door opening has been bashed and damaged by years of carrying items into the barn.



Photo. Damaged stone lintel above door

There are new tie plates within the stone reveals which hold the back of the door fixings. These are ferrous metal so in time will rust and cause damage. These will require removal.

There are corner ties located at high level with the right-hand (East) gable.

Left-hand gable

This is masked by single-storey outbuilding to the front section.

On the front corner there is a large vertical crack which extends up the whole elevation, this follows the least line of resistance within the perp joints within stones.

At high level a section of the inner leaf has collapsed, and the outer leaf has bellied inward as a result. This is currently very dangerous as it is possible that this outer leaf could collapse inwards at any time. It is considered it is only the roof loads transferred onto the walls via the purlins is providing lateral restraint to the wall and holding this in position.

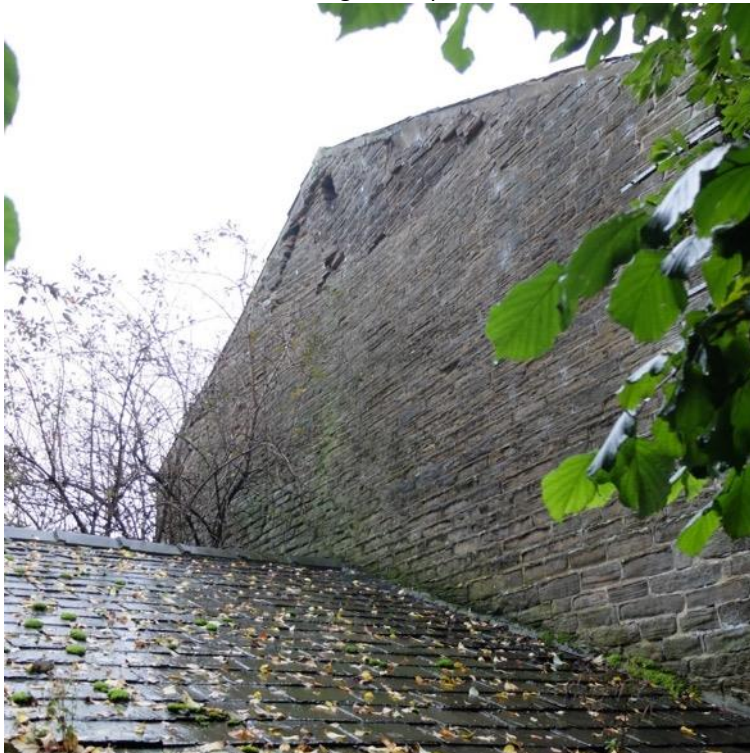


Photo. Inward bulge to high level gable

Cracking from the inward belly extends along the line of the verge towards the rear elevation.

3.06 Damp Proof Course

In properties of this age, it is rare to find a damp proof course. Historic buildings rely on the principal of evaporation and lime based materials are generally employed to enable the ground floor walls to breathe, which will allow the escape of any residual moisture that rises from the ground.

Where cementitious internal renders are employed in conjunction with historic buildings, these will trap residual moisture in the walls and accelerate problems of dampness.

Similar damp problems will develop due to the use of masonry paint to external walls.

Sand and cement and other materials were noted to some of the internal wall locations.

At the time of the inspection there was no evidence of an original or injected damp proof course. It should be noted that this would be of no benefit within this external wall structure.

Due to the change in ground levels across the site, in some locations within the house and the barn the external and internal floor levels are level and therefore some tanking works maybe required.

3.07 **Sub-Floor Ventilation**

There is suspended timber ground floor to room G.03 of the farmhouse, there is also a basement to the left-hand side.

Within the basement area B1 some of the window openings may have not been fully glazed and this would have provided ventilation to the basement.

In room G.03 where there is a suspended timber floor there is a floor mounted decorative grill which will provide some ventilation.

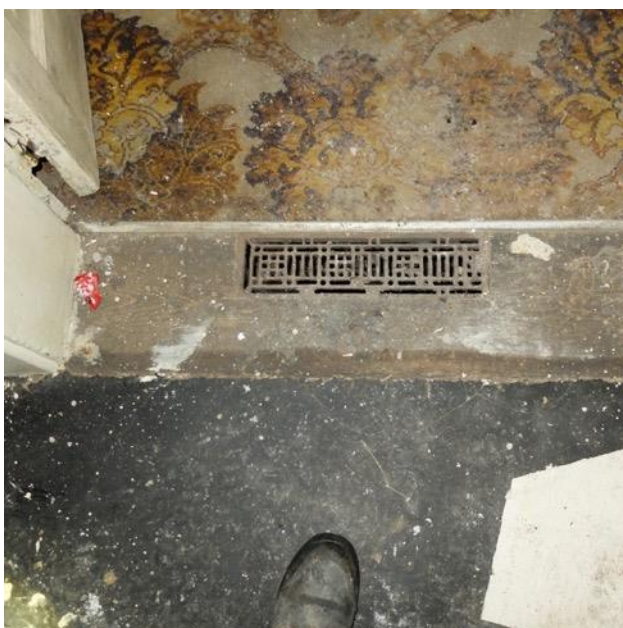


Photo. Decorative vent in floor surface investigation required to determine function.

Within the front elevation there are indications of openings within the low level stonework adjacent this room, however further investigation is required to establish whether these are actual air vents. The frequency and size of the vents do not comply with Building Regulations.



Photo. Air vent in front elevation

3.08 **External Joinery and windows**

3.08.1 **Windows**

The original timber windows to the farmhouse building had been replaced with UPVC and then subsequently removed and blocked up with masonry.

It is recommended that these are replaced in timber to match the original.

3.08.2 **Doors**

The original timber doors to the farmhouse have been replaced with contemporary timber products.

In the barn the door openings have been blocked up with concrete block or sheeted with timber stud and the plywood.

Internally timber doors are still present and could be repaired and incorporated as a feature in the proposed conversion.



Photo. Threshing barn doors

3.09 **External Decorations**

Not applicable

4.0 **INTERIOR CONSTRUCTION AND CONDITION**

The observations of the buildings were very limited due to there being no light as all window and door openings to both buildings had been blocked up. Consequently, all observations were conducted by torchlight.

It should be noted that due to the condition of the roof structure and collapsed sections of wall areas, observations inside the original barn and outbuildings were limited.

4.01 **Walls**

Internal walls

4.01.1 **Farmhouse**

The internal construction of the external walls would appear to be random stone with some evidence of brickwork around openings and chimneys. This is not uncommon as it is easier to create rectangular straight openings using brickwork rather than random stone.

The stone heads and reveals which form the window and door openings appear to extend through the full thickness of the wall removing the need for timber lintels. However, this can only be confirmed by

further investigation.

Throughout the building there are areas of cracked plasterwork which coincides with cracking and movement to the outside of the building.

There are also areas of damage due to old leaks from roof and around window openings.

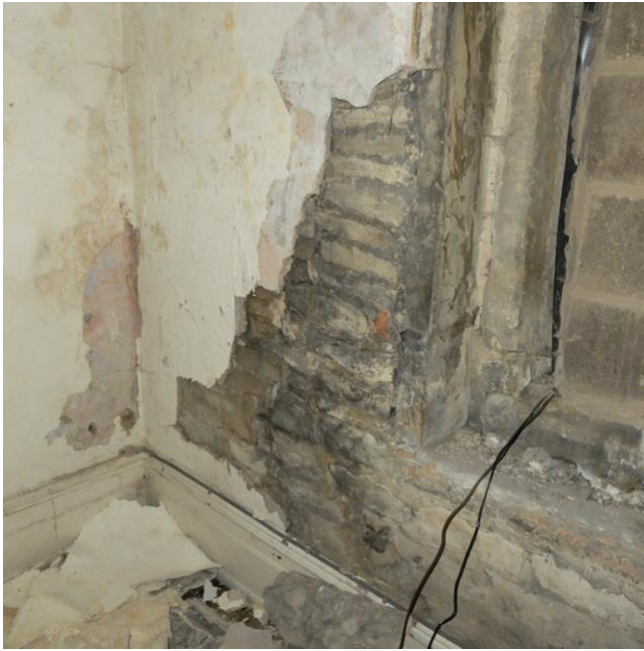


Photo. Added plaster from elevation Room G.03

The cracking and movement appears to follow the least line of resistance where the length and the distance between perpendicular joints provides a very limited horizontal bond between the stone courses.



Photo. Added and damaged plaster east gable. Room F.08

In the first floor rear outrigger the outward movement within the rear wall can be demonstrated by the gap between the walls and floor where a gap has opened.



Photo. Gap between floor and wall indicates movement. Room F.07



Photo. Cracking to below window west wall of outrigger Room F.07

A furthermore detailed investigation is required to establish the extent of the movement.

Some of the partition walls are of a lightweight timber construction which consist of painted vertical vee grooved planks with horizontal struts. Within Room G.04 there is a decorative timber cornice along the rear section only.



Photo. Timber partition with timber cornice

In the front left living room there is length of timber dental mould cornice fixed only to the top of the timber partition between the front and rear rooms.

The internal doors to the building are mostly new however there are two original panel doors to the front middle room of the ground floor and an original framed and ledged plank doors to the first floor bedroom.



Photo. Original doors to farmhouse Room G.03

4.01.2 Barn

The internal face of the external walls to the barn appear to be random Stone. There is no evidence of plaster coatings and therefore any movement cracks can be seen on the inside face of the masonry.



Photo. Random stone to inside of barn.

The internal leaf of the left-hand gable has collapsed at high level. Urgent restraint works will be required to prevent the collapse of other areas.



Photo. Collapse of inner leaf to gable.

It would appear the upper sections of the internal leaf to the front elevation above the threshing door has been replaced in brickwork.



Photo. Rebuilding inner leaf in. brickwork

There is concern regarding the front right hand corner where there is a door opening on the front elevation and a door opening on the right side elevation within very close proximity leaving a very slender column of masonry to support the whole corner of the building.

There is considerable cracking and evidence of movement to all areas which generally coincide with movement on the outside of the building which is generally within the areas where there is a lack of horizontal bond between the perpendicular joints within the stone.

4.02 Floor

4.02.1 Farmhouse

Ground Floor

Most of the ground floors to the farmhouse would appear to be of a solid construction.

In the front middle room, there is a suspended timber floor and further investigation is required to establish the condition of the joist ends where they enter the walls. An overall moisture content analysis is required to establish the potential for subfloor condensation.

Along the left-hand side the floor construction to both the front and rear rooms is of a suspended timber construction which consists of 5 no timber beams approximately 350 x 350mm to 425 x 175mm which support 75 x 100mm softwood timber joists overlaid with random width floorboards.

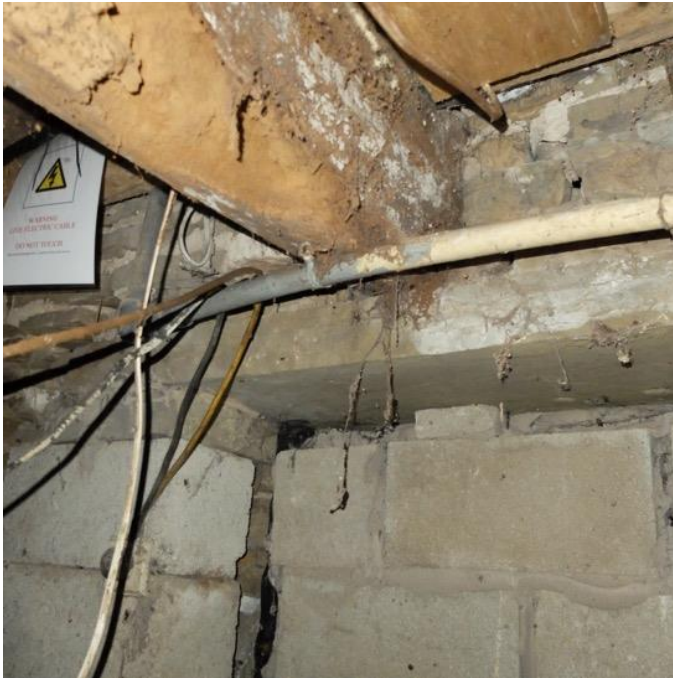


Photo. Decay to timber beam Room B1

There has been excessive condensation within this room, at the time of the inspection there was standing water on the basement floor. This has promoted wet rot within all parts of the timber floor, and this has encouraged the attack of wood boring weevil. At the time of the inspection there was several emergency prop's which had been inserted to prevent collapse of the floor.



Photo. Decay to joists and boards which support York stone floor above, Room B1

The floor surface above is York stone paving which is laid on a bed of sand on top of the timber floor. This type of construction was not uncommon however a major problem is the amount of interstitial condensation to the underside of the York stone slabs which in turn will hold the moisture within the timber floor construction which will promote decay and deterioration. Along the top surface it was

evident that some sections of the York stone paving had been overlaid with levelling screeds to support carpets and other linings.



Photo. Suspended York stone floor to ground level Room F.04

First Floor

The first floor construction is suspended timber which consists of softwood timber beams which in turn support timber joists. The floorboards would appear to be a 150 mm wide plain tongue and grooved softwood floorboards.

It will be necessary to check the condition of all the joist ends where they bear into damp or potentially damp external masonry walls.

Basement B1

The basement floor to the farmhouse would appear to be of a York stone slab construction. It is likely that this is laid directly on to the bare earth or a layer of sand. At the time of inspection, the floor was overlaid with considerable amount of muck and debris. There was also approximately 25 to 50 mm of standing water to some areas which has contributed to the decay within the timber structure above.

4.02.2 Barn

There was a considerable amount of muck and other debris including the pigeon guano (class I hazardous waste) to the barn which prevented a detailed analysis of the floors.

The ground floor to the barn would appear to be of a concrete construction which may have been laid over the original floor.

The floor to the central area of the barn would appear to be the original threshing floor which consists of York stone paving.

Along the left hand side there is a suspended timber loft floor which is additionally reinforced with steel beams.

This appears in a poor condition and has been considerably damaged by the falling masonry from the gable wall.



Photo. Loft floor above left hand section of the barn

It was noted that the timber joists to this loft floor do not enter the external walls and that the fixings into the gable have been formed on a timber pole plate which sits on the face of the gable.

4.03 Ceilings

4.03.1 Farmhouse

The ceilings to the main house would appear to be of a lath and plaster construction however areas have been replaced by under drawing with plasterboard and other more modern materials such as hardboard.

Some sections of the lath and plaster ceilings have collapsed which is due to water ingress.

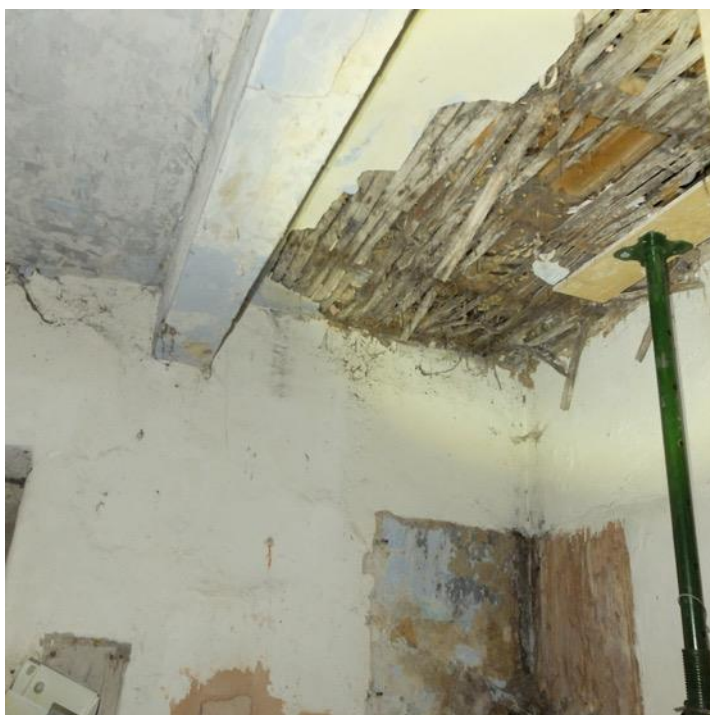


Photo. Example of damage to lath and plaster ceilings and downstand timber beam

The majority of the ceilings have down stand timber beams which appear to be plaster covered, these will require drill testing to determine condition.

4.03.2 Barn

There are no ceilings to the barn.

5.0 SERVICES

Comments regarding the services are not required as part of this report.

6.0 THE SITE

Comments regarding the site are not required as part of this report

7.0 Repair Statement

This section proposes the methodology of how the various elements within the building are to be repaired and further details will be provided once further access is possible and investigation works have been undertaken.

All materials used to undertake the repairs to the existing fabric will be traditional materials and are to be used on a like for like basis unless stated otherwise within this document.

7.01 Restraint of structure and further investigation

Both buildings

Allow to provide scaffolding around structure to enable support of walls as required to enable the roof structure to be carefully dismantled.

Scaffolding is required to provide support to the walls as it is likely that the weight of the roof is providing some head restraint to the walls. Due to the condition of the walls is likely that these walls could collapse once his head restraint has been moved and therefore it is likely that an exercise is required to determine the best method to carefully remove the slates and stone without causing damage to the original walls and masonry structure.

Once the slate covering has been removed it will be beneficial if the building could be temporarily made watertight this is to allow some drying to take place during the conversion and repair works.

7.02 Chimneys

There are two brick and one stone chimney to the farmhouse.

Allow to urgently support chimney to left hand gable and allow to rebuild and repair to structural engineer's details. Room R1

Allow to take off remaining posts and set to one side of refixing.

Allow to refix with slate DPC granolithic flaunching and insect mesh.

Allow to clean masonry using Stone health Doff superheated hot water cleaning system.

All cement pointing is to be carefully removed and replaced using a hydraulic lime mortar.

Mortar mix for repointing to be 1:2 NHL 3.5: well graded sand

Cutting out and repointing samples are to be provided for agreement with the Conservation Officer

7.03 Roof and valleys

Slate roofs

Allow to strip clay ridges and set to one side for refixing.

Allow to carefully strip roofs and sort and store slate to gauge(thickness) and size so they may be refixed in diminishing courses as existing.

Allow to install Daltex Roofshield air permeable membrane.

Allow to overlay with new treated 25 x 50 mm battens.

Allow to refix slate with copper clout nails to diminishing courses and gauge.

Include for lead step and cover flashings at abutment to chimneys in accordance with Lead Sheet Association codes of practice.

Include for a quantity of reclaimed slate to match existing. This should be the same gauge (thickness) as the existing slate and from the same geographical location.

All verges and ridges are to be repointed and bedded using traditional hydraulic lime mortar. Mortar mix NHL 3.5, Sand. Mix ratio 1:2

7.04 Roof Structure

An investigative survey will be undertaken which will include the drill testing and careful investigation of all bearing ends of historic timbers which enter or abut the potentially damp masonry walls.

After the condition of the historic timbers has been established a schedule of repairs will be submitted which will embrace traditional carpentry methods using air dried materials to match existing.

Install restraint straps to provide lateral restraint to gables. The restraint straps will be installed using stainless steel fixings into the masonry.

Allow to install new treated timber wallplates to allow the rafters to be fixed down to the masonry wall head using bat straps.

Any areas of fresh insect attack will be treated using the target method only. Target methods differ from blanket treatments as only the areas affected, are treated.

It would be a priority that the existing trusses are repaired and reused within the new development.

7.05 Rainwater goods

All the existing timber bitumen lined gutters will be removed and replaced using a pre painted or bath dipped cast Iron system with brackets fixed directly to the stone walls. These will be finished black.

7.06 Exterior walls

7.6.1 Rebuilding Collapsed and damaged areas

Allow for structural engineer to undertake a condition assessment of foundations in accordance with LABC and warranty providers conditions.

Undertake works in accordance with LABC and warranty provider's requirements.

Allow for rebuilding defective areas of walls as required on a like-for-like basis incorporating the use of bed joint reinforcement in locations where new connects with existing.

Further bed joints reinforcement is required in locations where coursed stone meets with the larger sections of stone at the corners, around openings and in locations of existing movement.

Further restraint will be required to provide a horizontal tie between the two leaves of masonry through the thickness of the walls.

Samples of new walling stones are to be provided for agreement with the Conservation Officer. In the barn subject to structural engineer's recommendations some stiffening walls may be required to provide more restraint and support to the external walls.

7.6.2 Cleaning all surfaces

All wall surfaces to the property are to be carefully cleaned using Stone health Doff superheated hot water cleaning system.

7.6.3 Repointing

All cement pointing is to be carefully removed and replaced using a hydraulic lime mortar.

Mortar mix for repointing to be 1:2.5 NHL 3.5: well graded sand

Cutting out and repointing samples are to be provided for agreement with the Conservation Officer.

7.6.4 Replacement Stone Walling

Any excessively frost damaged stones are to be carefully cut out and replace using stone to match existing.

Samples of new stones are to be provided for agreement with the Conservation Officer.

7.6.5 Iron cramps to reveals of Stone Windows and Doors (if required)

Using metal detection equipment allow to determine the presence of iron cramps. It may be necessary to deconstruct some areas to determine the presence of these.

Allow to agree the extent of any indents before cutting out as some cutting out to slender sections could affect the structural integrity of the stone which may lead to further structural problems. In some components complete renewal may be the only practical solution.

Allow to carefully cut out as required any iron cramps or dowels present within the buildup of the window structure.

Allow to replace with new stainless steel.

Allow to rebuild or indent as required.

Mortar for rebuilding to be: 1:2.5 NHL 3.5: well graded sand

Samples of new stone for repair and replacement to be provided for agreement with the Conservation Officer.

7.6.6 Repairs to stone heads and reveals of external doors and windows

Allow to inspect with structural engineer.

Allow for provision of horizontal stainless steel ties between vertical sections of stone and walling.

Include for the light dressing of some stone sections where required.

The extent of this repair is subject to consultation on site with the structural engineer.

On horizontal head sections allow to insert lead tray over lintel to provide a simple cavity tray detail should the external leaf of masonry become saturated as this could penetrate through the soffit of the window or door.

7.6.7 Stone Steps

Allow to carefully take off and repair / rebuild stone steps to side and front elevations. All mortar and stone as above.

Further discussion is required regarding handrails to comply with Part K of the Building Regulations.

7.07 Windows

There are currently no windows to any elevations of both buildings, windows have been removed and blocked up. Older UPVC windows removed from the farmhouse are stored inside the building.

The proposals would be to replace windows within the farmhouse with a style and design which would be in keeping with a traditional window of the 1750s which would be a sliding sash Georgian window.

The windows would be set back deep into the reveals for weather protection.

All new windows to be manufactured in Accoya.

The threshing barn door would be glazed with a more contemporary product, timber, or aluminum.

The window style to the barn would be different to the house.

Further details are to be provided.

Further details are to be provided by Architect.

7.08 Doors

The blocked-up doors would be replaced with timber more in keeping with the age and style building.

Georgian paneled to the main front door of the house.

Traditional Flush panel cottage style doors to other openings to house and barn.

All new doors to be manufactured in Accoya.

Further details are to be provided.

7.09 Internal walls

On internal faces of external solid walls, it would be necessary to introduce a timber stud wall which will provide a small gap which will support the evaporation of any residual moisture from within the wall thickness. This timber stud would be insulated to provide the necessary thermal improvements.

This methodology will be designed in conjunction with the LA Conservation officer and further discussions are required.

Allow to remove any hard cementitious render and lime wash from the internal wall surfaces to allow the walls to breathe.

7.10 Internal and external openings

Allow to investigate all internal and external openings as these are likely to be spanned with historic timber. These should be carefully drill tested and treated accordingly.

7.11 Floors

7.11.1 Solid floors

Allow to carefully remove existing solid floors and allow to replace with new insulated concrete slab to comply with LABC and warranty provider's requirements.

It may be possible to reinstate some of the salvaged York Stone to the floors in various locations if possible. This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

In the barn areas a reinforced concrete floor may be required which can be used to support new internal walls which will provide support to the external structure. The excavation to support the slab cannot

be lower than the depth of the existing wall foundation so a reinforced concrete slab construction would be required.

7.11.2 Suspended Ground Floor

Allow to replace suspended York stone floor over basement to house with beam and block suspended concrete floor. This is due to the level of humidity within the basement and the need to replace this with inert materials which would not be affected by the dampness evident.

Allow to leave an access trap in the floor to provide access for inspection and maintenance.

7.11.3 First and second floors

To be undertaken in conjunction with Specialist timber treatment Contractor.

At first floor level allow to carefully remove timber boards to inspect the condition of the joist ends which enter external walls.

Allow to treat and isolate from the masonry with PVC DPC as required.

Allow to insert mineral wool to provide acoustic separation.

Allow to inspect and repair downstand mid span timber beams to rooms using traditional carpentry methods using materials on a like for like basis.

Allow to replace decayed softwood boards with like-for-like new, to supplement rotten and damaged.

7.12 Ceilings

Allow to remove paper and decoration to allow inspection.

Allow to carefully remove all plasterboard and expanded metal ceilings and replace using new plasterboard.

Allow to reinstate any lath and plaster ceilings as required on a like-for-like basis (subject to further survey and identification)

7.12.1 Specification for lath and plaster

Removal

Allow to clean away all added plaster from between timber laths.

Allow to clean away any damaged and rotten timber laths and remove nail fixings

Allow to check supporting timbers are free from decay. Repair/replace or treat as required.

Fixing timber laths

Allow to obtain a source of riven timber laths to match the species of existing timber whether this be oak, chestnut, or softwood.

Allow to fully soak the timber laths prior to fixing this is so that they would shrink as they dry and when plaster is applied, they do not swell.

All timber laths should be butt jointed at rafters and ceiling joist locations. Locations of butt joints should be staggered to prevent in line cracking in fixing locations.

Allow to fix laths with a spacing of 8 to 10 mm using stainless steel brad nails.

Allow to dampen timber laths approximately 10 minutes prior to the application of the first coat of lime plaster.

First coat or render coat

NHL 3.5 or NHL 2: Well graded sharp sand 3.5 mm down, mix ratio 1: 2

Allow to add chopped hair or fibre reinforcement if desired.

Allow to apply mix to timber laths and press home to form rivets between and behind the laths.

Coat thickness approximately 8 to 10 mm.

Note. Any initial shrinkage that takes place in the drying out phase should be carefully and lightly floated back.

Tighten the entire surface in with a cross grained wooded float in a circling motion.

Key the surface with a lath scratcher taking care not to score too deeply and ensure that scratching is not along the line of the lath.

Second coat of floating coat (this is straightening coat)

NHL 3.5 or NHL 2: well graded sharp sand 3.5 mm down, mix ratio 1: 2

Allow to dampen background and fill out irregularities in thin layers.

Allow to apply the floating coat maximum thickness should be 12 to 16 mm in one pass.

Tighten the entire surface in with a cross grained wooden float in a circling motion.

Lightly key the surface with a lath scratcher taking care not to score too deeply, ensure that scratching is not along the line of the lath.

Any irregularities in the background should be made good within this coat.

Finishing coat

Hair is not required within this coat

NHL 2: Fine silica sand 0.8 to 0.075 mm down, mix ratio 1:1

Apply with a laying on trowel in the two passes to an overall thickness of approximately 2 mm.

Tighten surface with a cross grained wooden float, dampening as necessary as the set takes up.

Allow to finally trowel up with a steel float dampening as required.

7.13 Staircases

There are no original staircases within the building.

Allow to replace with staircase more in keeping with the age and style of the building.

7.14 Internal joinery

All skirtings and architraves will be replaced using timber. All mouldings will to match existing.

New internal doors will be replaced based on evidence of original.

The two existing Georgian doors to G.03 will be repaired and reused.

7.15 Services

All ground drainage will be replaced and directed into the new system for the main site. External soil stacks for the above ground drainage will be positioned in locations to be agreed.

All service ducts will be positioned internally, and soil vent pipes will be discharged though slate vents within the roof plane these will be positioned on the rear slope which are invisible from the ground

Samples will be provided for agreement with the Conservation Officer.

Inevitably some external vents to brickwork will be required and these will be covered using a traditional cast iron vent with an insect mesh grill positioned on the inside face.



Photo, Example for proposed cast iron vent

Existing later Victorian cast iron fireplaces are to be protected and incorporated into the existing design.

7.13 Thermal performance and carbon footprint

During the refurbishment works, measures will be put into place to improve the thermal performance and reduce the carbon footprint of the property. The Building Regulations state the minimum U values for retained thermal elements are as follows:

Walls	0.30 W/m ² K
Floors	0.25 W/m ² K
Pitched roof, insulation at ceiling level	0.16 W/m ² K
Pitched roof, insulation at roof level	0.18 W/m ² K
Flat roof	0.18 W/m ² K

It may be difficult to achieve the above U values to the existing elements without the removal or dismantling of any of the existing historic fabric.

The difficulty in achieving the minimum u values may influence the performance of the proposed heating system.

7.14 Access

Access requirements are set out in part M of the Building Regulations.

It will be difficult to achieve level access without major alterations to the front door, further discussion is required.

8.0 LIMITATIONS

Limited Access

- 8.01 You are reminded that access was limited during the inspection, and it is not possible to confirm that unseen areas are free from defect. As the possibility of hidden defects to these areas cannot be entirely ruled out you may consider further investigation prior to purchase of the property.
- 8.02. Where a property is occupied, furnished and where floors were covered over, this limits the inspection possible particularly to the floor surfaces.
- 8.03 There have been no arrangements made for any investigations to be carried out to determine whether or not high alumina cement concrete, calcium chloride additive, or any other deleterious material has been used in the construction of the property and therefore it is impossible to report that the property is free from risk in this respect. For the purpose of this report, it is assumed that such investigations would not disclose the presence of any such material.
- 8.04 In drafting this report comments are limited to the more material matters and, in particular, minor items such as slightly loose door or window fittings or minor decorative blemishes or other matters that have no structural significance have not been listed. The report is not an inventory of every single defect, its intention is to outline the general condition of the structure and fabric of the property, highlighting the main points of disrepair and concern that are considered necessary for you to make a reasoned and informed judgment on whether or not to proceed with purchasing the property, and the basis on which to do so.
- 8.05 The inspection carried out has been of the visible elements of the property that were accessible and readily available for examination from ground and floor levels and adjacent public areas without risk of causing damage to the property or injury to the surveyor. Due care has therefore been exercised throughout the inspection regarding safety, practicability, and the constraints of being a visitor to the property.
- 8.06 As far the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, the inspection was a limited superficial one and in the absence of specific tests no warranties can be given as to their condition, design, or efficiency.
- 8.07 Many parts of a building such as foundations and sub-floor areas are concealed during construction, and we do not disturb these. It follows, for practical reasons, no inspection has been undertaken to woodwork or other parts of the structure that are covered, unexposed or inaccessible and therefore, it is impossible to report that any such part of the property is free from defect.
- 8.08 Underground pipes from sanitary fittings, rainwater downpipes or gullies were not traced or tested.

I trust the contents of this report meets with your requirements and ask that you contact me on 0161 436 4079 should you require any further information.

Yours sincerely

A handwritten signature in dark ink on a light yellow background. The signature is cursive and appears to read 'Kevin M Neary'.

Kevin M Neary
Building Surveyor